



22.3 acres/9 hectares

US 183 is 1.4 miles/2.3 km east

Utilities

Greenfield with Devine Lake and Bagdad Road frontage

Zoning – General Commercial

Mr. Tommy LeVasseur
6th Street Capital Investors
X Park USA
1705 Lion's Den
Leander, TX 78641
(512) 986-4755 phone/facs
lazer@blackwellconstruction.com



**22.3 Acres/9 Hectares
Park Village Retail**

Site 38

Property				
Total Acreage: 22.3 acres/9 hectares		Map: MAPSCO Austin 2006 Street Guide, pgs. 311, Sec. P, Q, R, T U		
Location				
City: Leander		County: Williamson		
Address/Directions: South of San Gabriel Parkway, one-mile (1.6 kilometers) north of the FM 2243 and Bagdad Road intersection				
Within City Limits: Yes		Distance from City Limits: Not Applicable		
Distance to US Highways: 1.4 miles/2.3 kilometers Distance to Interstate Highways: 14 miles/22.5 kilometers		Type of Zoning: General Commercial		
General Site Information				
Previous Use of Site: Open Farm Land		General Condition: Excellent		Dimensions: 1,536 x 850 feet/468 x 259 meters
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with variable, frequently flooded, 1 to 5 percent slopes				Shrink/Swell Capacity: Moderate to high with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete
Adjoining Acreage Available: Yes		Can Site Be Divided: Yes		Lot Size: Negotiable
Improvements				
Rail Served: No		Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail		
Proximity to Port(s): Three (3) hours to Port of Houston		Other Improvements: Future home of X Park USA with roughly 1,000 feet of Bagdad Road frontage.		
Fenced: Yes		Landscaped: No		
Located within an Industrial Park: No		Type of Business: Alternative entertainment and recreation park		
Deed Restriction(s): Yes, Development Agreement with the City of Leander		Covenants: Yes		
Utilities				
City of Leander Services: Department of Engineering, (512) 528-2700		Water - Size of Nearest Line: 8 inches/20.3 cm (proposed) Pressure: 88 psi/606.7 kilopascal		Sewer - Size of Nearest Line: 8 inches/20.3 cm (proposed)
Electric Service: Pedernales Electric Cooperative (PEC)	Phone: (830) 868-6041	Facs: (512) 268-0328		Email: Trista.fugate@peci.com
Natural Gas Service: ATMOS Energy, (512) 310-3810	Size of Nearest Line: 3 inch/7.6 cm		Pressure: Intermediate Pressure at Waterfall and Deer Creek in the North Creek Subdivision approximately 1.3 miles/2.1 km southeast of the site	
Telecommunication Service: AT&T and/or SuddenLink	Phone: (512) 870-4430 and/or (979) 595-2424	Facs: (512) 870-4475 and/or (979) 595-2445		Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com
Solid Waste Disposal: Clawson Disposal, Inc.	Phone: (512) 259-1709	Facs: (512) 746-5807		Email: clawsondisp@earthlink.net
Sales Information				
Contact: Mr. Tommy LeVasseur	Phone: (512) 986-4755	Facs: (512) 986-4755	Email: lazer@blackwellconstruction.com	Web Site: www.xparkusa.com
Sales Price: Call for Information		Lease Price: Call for Information		
Comments: Three parcels that total just over 31 acres (22.4, 3.4 and 3.3 acres) contiguous to the X Park USA, expected to open Spring 2010. X Park USA will draw 400,000 visitors annually. Park Village is well positioned for hotel, restaurant(s), retail, financial and office development.				

City of Leander Economic Development Department ♦ www.leandertx.org ♦ (512) 528-2852

The information contained herein is from sources deemed reliable, but no guarantee is made or responsibility assumed by the City of Leander Economic Development Department as to its accuracy.